



**Birch Close Romford RM7 8EU**

**Extended Three Bedroom House With Integral Garage & Off Street Parking    Guide Price £425,000**

---



Guide Price £425,000 - £440,000

Nestled in the charming Birch Close, Romford, this spacious and extended three-bedroom terraced house presents an excellent opportunity for families seeking a comfortable and convenient home. Spanning an impressive 1,155 square feet, the property boasts a well-designed layout that includes a welcoming reception room, perfect for relaxation and entertaining.

The ground floor features a convenient cloakroom, while the first floor is home to a family bathroom, ensuring ample facilities for all residents. The integral garage and off-street parking provide practicality and ease for busy families.

The property is ideally situated with easy access to the A12, making commuting into London a breeze. For those who enjoy outdoor activities, the lovely King George's Playing Fields is just a short walk away, offering a perfect spot for leisurely strolls or family outings.

The rear garden, complete with rear access, adds to the appeal of this delightful home, providing a private space for children to play or for hosting summer gatherings. This property truly embodies the essence of a family home, combining space, convenience, and a welcoming atmosphere. Don't miss the chance to make this wonderful house your new home.

**Entrance Via**  
partially glazed door to porch - door to:

**Hallway**  
stairs ascending to first floor- -two storage cupboards - radiator  
-power point - carpet to remain - doors to:

**w/c**



obscure window - low flush w/c - vanity sink unit - tiled splash backs - heated towel rail - tiled floor covering.

**Garage**



wall mounted gas meter, electric meter and consumer unit - power points.

**Lounge/Dining Area**



double glazed double door to rear garden - three radiators - feature fireplace - power points - carpet to remain - opening to:



#### Kitchen



double glazed window to rear elevation - range of eye and base level units incorporating a stainless steel sink and drainer - built in oven, grill and microwave - five point gas hob with extractor fan over - space and plumbing for washing machine - space for fridge/freezer - tiled splash backs - power points - tiled floor covering - door to rear garden.

#### First Floor Landing

access to loft - power point - cupboard housing Valliant boiler and water cylinder - carpet to remain - doors to:

#### Bathroom



obscure double glazed window to front elevation - three piece suite comprising of a panel enclosed bath with mixer taps and shower over - vanity sink unit - low flush w/c - tiled splash backs - heated towel rail - tiled floor covering.

### Bedroom 2



double glazed window to front elevation - radiator - power points - carpet to remain.

### Bedroom 1



double glazed window to rear elevation - built in wardrobe - radiator - power points - carpet to remain.



### Bedroom 3



double glazed window to rear elevation - radiator - power points - carpet to remain.

### Rear Garden 19'1" (5.82m)



partially paved with flower and shrub borders - rear access.

### Additional Information:

Council Tax London Borough of Havering Band D

Parking: integral garage and off street parking.

An Ofcom online search shows that there is the following coverage via the following mobile networks:

EE: Indoor voice and data coverage limited. Outdoor voice and data coverage likely.

Three: Indoor voice and data coverage limited. Outdoor voice and data coverage likely.

O2: Indoor voice and data coverage limited. Outdoor voice and data coverage likely.

Vodafone: Indoor voice and data coverage limited. Outdoor voice and data coverage likely.

An Ofcom Online search shows that standard, superfast and ultrafast broadband is available. (you may need to organise installation of an FTTP connection in order to achieve ultrafast speeds).

This checker shows the predicted broadband and mobile coverage availability and performance at your address. Please make your own enquiries prior to making an offer.

The property has mains electric, mains gas, mains water, mains sewerage and is heated via gas central heating.

The title register states the following:

A Conveyance of the land in this title and other land dated 12 September 1893 made between (1) George Cole (Vendor) and (2) Edward John Humphreys (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

A Conveyance of the land tinted pink on the filed plan dated 26 March 1965 made between (1) Leonard William Elliott (Vendor) and (2) R. McKennon & Son Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

The following are details of the covenants contained in the Conveyance dated 12 September 1893 referred to in the Charges Register:- COVENANT by Purchaser with Vendor his heirs and assigns that he the Purchaser his heirs and assigns will forthwith make and forever thereafter maintain good and sufficient fences or hedges to the satisfaction of the Vendor next to the road adjoining and on the side marked "T" within the boundary of the said plots and in the meantime shall undertake the case of his boundary marks AND further that each house to be erected on the said plots shall be built facing Cross Road and Hainault Road as shewn on the said plan and no house shall be built thereon of a width less than 16 feet or a height less than 19 feet from the level of the footpath to the eaves of the roof and every house shall be set back 10 feet from the said road and further that the Purchaser shall not nor will at any time hereafter erect or build or suffer to be erected or built upon the said plots or any part thereof respectively any Hotel or Tavern or any place for the sale of spirits wine beer or other excisable liquors and shall not nor will sell or suffer to be sold upon any plot or in any building thereon any spirits wine beer or other excisable liquors and shall not nor will erect or build or suffer to be erected or built upon the said plots or any part thereof any shop nor carry on or permit to be carried on or committed on any part of the said plots or in any house or building thereon any noxious trade business or manufacture and shall not nor will erect or build or suffer to be erected or built on the said plots or any part thereof any house or building of less value when completed exclusive of the value of the land than £150 the value to be deemed to be the net first cost in materials and labour of construction only estimated at the lowest current prices AND further that not more than 1 house shall be built on each of the said plots and further than each house to be erected on any plot shall be built of brick or stone and covered with slates or tiles and no Court Alley Terrace or Square of back houses shall be built on any part of

the said plot or any of them and shall not nor will burn or make any bricks or tiles on the plots or any part thereof nor get dig or remove out of the said plots or any part thereof respectively any clay sand loam gravel brick or other earth except such as it shall be necessary to excavate for the purpose of the foundation of any building to be erected thereon nor shall any right of way be permitted or granted across any of the said plots or any part thereof and further that the Purchaser his heirs assigns shall not nor will permit or suffer any hut tent caravan house on wheels or other chattel adapted or intended for use as a dwelling or sleeping apartment or any booth swing or roundabout to be erected made or used or to be allowed to remain upon the said plots or any part thereof respectively AND the Vendor may remove and dispose of any such erections or other things and for that purpose may break fences and forcibly enter each of the said plots and he shall not be responsible for the safe keeping of anything so removed or any damage thereto or to any fence AND further that the Purchaser shall not nor will obstruct the passage of other owners or the public by the deposit of any materials on any of the roads or footpaths or remove or disturb the soil or surface in any way except for the purpose of repairing the same or laying gas water or other pipes from the premises sold to the mains and will make good and repair all damage to any roads or footpaths which may be caused as aforesaid by the Purchaser or by his carting building and other materials other the same or any part thereof to the satisfaction of the Vendor his heirs or assigns and further than until the Local Authorities shall take upon themselves the repair of the roads and footpaths and any sewers or drains thereunder he the Purchaser will pay to the Vendor his heirs or assigns the Purchasers proportion to be fixed by the Surveyor to the Vendor whose decision shall be final PROVIDED that the Vendor his heirs and assigns shall have full right to sell convey or deal with any other portion of the estate free from the aforesaid restrictions and restrictive covenants or any of them. NOTE:-No boundary of the land in this title was marked 'T' as referred to above.

The following are details of the covenants contained in the Conveyance dated 26 March 1965 referred to in the Charges Register:- For the benefit and protection of property retained by Vendor known as 45 Birch Road Romford aforesaid and every part thereof and so as to bind so far as might be property thereby conveyed into whosoever hands same might come the Purchaser thereby covenanted with Vendor that Purchaser and its successors in title and assigns should at all times thereafter observe and perform covenants and stipulations set out in 2nd Schedule thereto.

1. No building of any nature exceeding 2 storeys in height

should be erected on land or any part thereof  
2. Nothing should be done or permitted to be done on land or any part thereof which should be or threaten to be a nuisance or annoyance to Vendor or any adjoining or neighbouring owner.

Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.

#### Referral Services

David Daniels can recommend a conveyancer and an independent financial advisor for you if required. These recommendations come from companies that we have worked with and have found to be efficient and reliable.

David Daniels will receive a referral fee from the below companies should you take up the services, these are as follow and will not impact upon the quotes you are given:

Sweeney Miller Solicitors & Knight Richardson Solicitors £240.00 INC VAT.

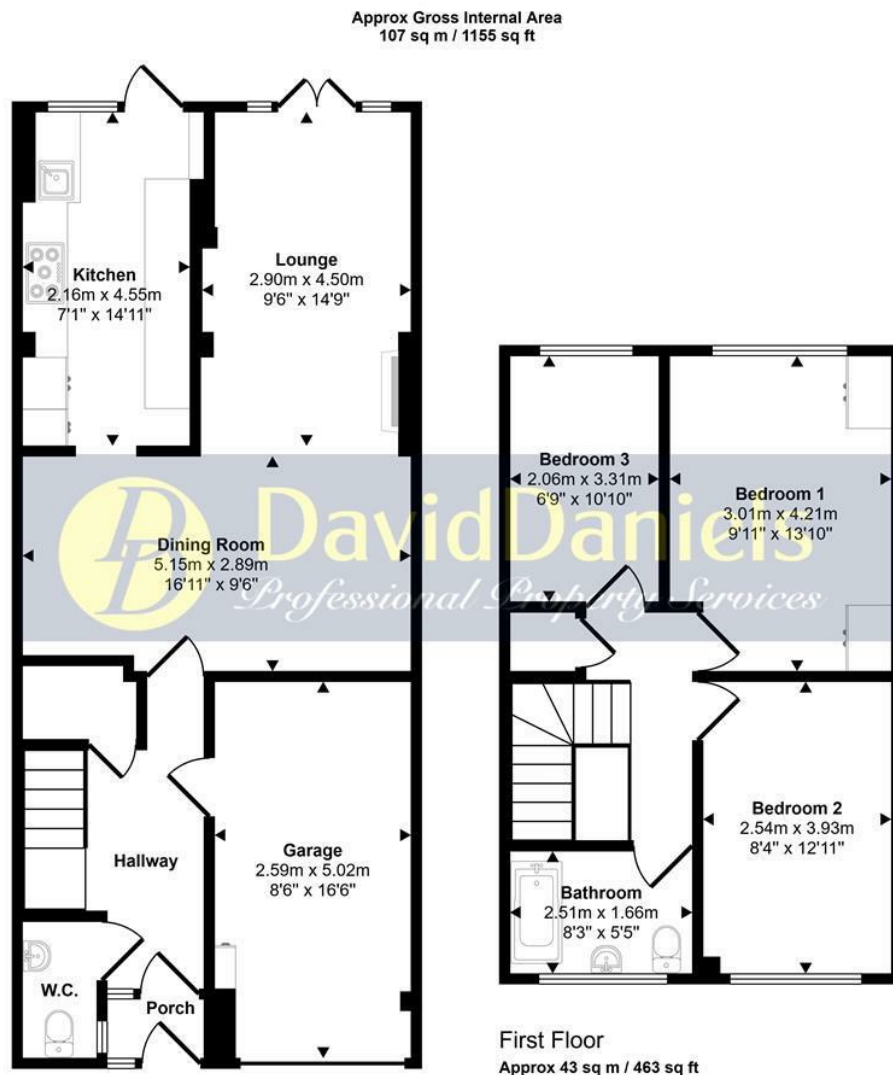
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

Please get in touch should you require a quotation and we will be pleased to organise this for you.

#### Disclaimer

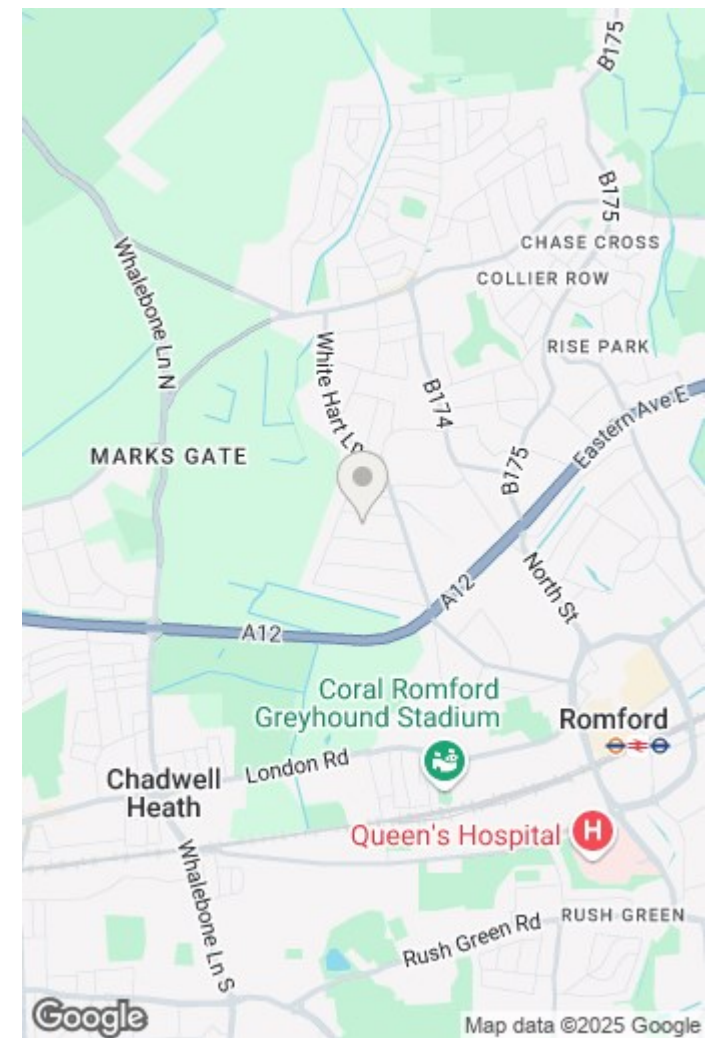
The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



**Ground Floor**  
Approx 64 sq m / 691 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Purchasers are advised to satisfy themselves to the working condition, where applicable, of the central heating system and also the appliances. All measurements were taken electronically and are approximate and given for guidance purposes only. Photographs are for illustration only and may show items which are not included in the sale of the property. The information contained should not be relied upon as statements or a representation of fact.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	